

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY March 10th, 2016 - 8:00 P.M.**

**15-50 Spearman Architecture (Applicant), Adrian Rodriguez (Owner), 156 Willis Ave. Hawthorne, NY.** Section 112.14, Block 5, Lot 50. Premises located on the East side of Willis Ave., distant approximately 425 feet South of the corner formed by its intersection with Rose St, Hawthorne, New York. **Proposed second floor addition over garage, legalize shed and roof over patio to an existing one family dwelling on a legal substandard lot (7,500 square feet) in the R10 Zone.**

<b>VIOLATIONS:</b>	<b>Required</b>	<b>Proposing</b>	<b>Variance Requesting</b>
Minimum sum of both side yards.....	44% or 33ft	34.4% or 25.8 ft	9.6% or 7.2 ft
Minimum Side yard setback (garage).....	12 ft	10.7 ft	1.3 ft
Minimum Rear yard setback (covered patio).....	30 ft	27.41 ft	2.59 ft
Minimum Side yard setback (shed) .....	5 ft	4.1 ft	.9 ft

**16-04 Spearman Architecture (Applicant), Gina Paolucci (Owner), 75 Eton Rd, Thornwood, NY.** Section 107.13, Block 1, Lots 27 & 28. Premises located on the west side of Eton Rd., distant approximately 58 feet South of the corner formed by its intersection with Allison Lane, Thornwood, New York. **Proposed creation of a flag lot (57,270 square feet) in the R-40 Zone.**

<b>VIOLATIONS:</b>	<b>Required</b>	<b>Proposing</b>	<b>Variance Requesting</b>
Minimum lot width at front yard setback	100'	40'	60'

**16-03 NRG Home Solar (Applicant) Christopher Daley & Jennifer Moorehouse (Owner), 307 Mountain Rd, Pleasantville, NY.** Section 99.14, Block 2, Lot 32. Premises located on the East side of Mountain Rd. distant approximately 818 feet North of the corner formed by its intersection with Hays Street, Pleasantville, New York **Proposed installation of 7.055 kw Unirac flush mount solar panel system with 28 panels total, to an existing one family dwelling on a legal standard parcel (29,620 square feet) in the R-10 & R-40 Zone.**

<b>VIOLATIONS:</b>	<b>Required</b>	<b>Proposing</b>	<b>Variance Requesting</b>
Maximum height of building.....	35'	40' 2"	5' 2"

**16-05 Mary Alice Jannace Family Trust (Owner)**, 26 Highclere Lane, Valhalla, NY. Section 117.6, Block 1, Lot 31. Premises located on the West side of Highclere Lane, distant approximately 713 feet South of the corner formed by it's intersection with Welwyn Lane, Valhalla, New York. **Proposed legalization of an existing deck to a one family dwelling on a legal standard parcel (23,086 square feet) in the R-20 Zone**

<b>VIOLATIONS:</b>	<b>Required</b>	<b>Proposing</b>	<b>Variance Requesting</b>
Minimum Rear yard setback .....	50 ft	24.7 ft	25.3 ft

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, MARCH 5<sup>TH</sup>, 2016**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 AM**